

VICINITY MAP

APPLICANT/OWNER

EJAZ HANIF CHAUDHRY 15002 NW 15TH AVENUE VANCOUVER, WA 98685 PH: 503-661-2310 EMAIL: eiazchaudhry@msn.com

ADDITIONAL OWNERS

IMITIAZ HANIF CHAUDHRY / IMRAN ZAHOOR CHAUDHRÝ 15002 NW 15TH AVENUE VANCOUVER, WA 98685

PLANNING / ENGINEERING / SURVEYING FIRM

AKS ENGINEERING & FORESTRY, LLC. CONTACT: JOHN MEIER, P.E. 12011 NE 99TH STREET, SUITE 1530 VANCOUVER, WA 98682 PH: 360-882-0419 FAX: 360-882-0426 E-MAIL: john@aks-eng.com

SITE AREA:

43,685 SF (1.00 AC)

SIGNAGE NOTES:

- 1 PROPOSED SIGN TO HAVE A MAXIMUM AREA OF 92 SF WITH A MAXIMUM HEIGHT OF 25'. SEE SIGN DETAIL
 "I" SHEET SD2 OF THE ARCHITECTURAL PLANS.
- (2) DIRECTIONAL SIGN
- 3 CLEARANCE SIGN PER DETAIL "E", SHEET SD2 OF THE ARCHITECTURAL PLANS.
- MENU BOARD PER DETAIL "C", SHEET SD2 OF THE ARCHITECTURAL PLANS.
- (5) ORDER MICROPHONE PER DETAIL "H", SHEET SD2 OF THE ARCHITECTURAL PLANS.
- PREVIEW MENU BOARD PER DETAIL "D", SHEET SD2
 OF THE ARCHITECTURAL PLANS.

PARKING TABLE:

REVISIONS:

FILL-SIZE STALLS: 20 COMPACT STALLS: 14
HANDICAP STALLS: 3 (PARKING STALL MINIMUM DIMENSIONS PER CCC TABLE 40.340.010-5)

NOTES:

THE EXISTING SURFACE MATERIAL OF ALL ROADWAYS PROVIDING ACCESS TO THE SITE IS ASPHALT.

SLOPE VARIES

> TYPICAL AC PAVEMENT SECTION

NOTE: TYPICAL ASPHALT CONCRETE

PAYEMENT SECTION FOR ON-SITE PARKING

AND DRIVE AISLES PER COLUMBIA WEST

JA MINI AT ---8" MIN GRAVEL

--- COMPACTED SURGRADE

- ALL STREETS SHOWN ON THIS PLAN ARE PUBLIC.

 THE EXISTING PAYED WIDTH OF NE HIGHWAY 99 IS APPROXIMATELY 84'.
- THE EXISTING PAYED WIDTH OF NE BBTH CIRCLE IS APPROXIMATELY 36.
 THERE ARE TWO EXISTING FIRE HYDRANTS NEAR THE SITE, ONE HYDRANT IS LOCATED BEHIND THE SIDEWALK ON THE SOUTH SIDE OF 88TH CIRCLE AND THE OTHER HYDRANT IS LOCATED APPROXIMATELY 20° SOUTH OF THE SITE ON THE WEST SIDE OF HIGHWAY 99.
 THERE ARE NO WATERCOURSES, FLOODPLAINS, SHORELINE AREAS, WATER BODIES, WEICHANDS, UNSTABLE
- 6. I HERE ARE NO WALENCOURSES, PLCOUPLAINS, SHOWELINE AREAS, WALER BOURES, WELLANDS, UNSIA SLOPES, LANDSLUGE HAZARDA RAEAS, SIGNIFICANT HABITATI, SIGNIFICANT VEGETATION, OR SIGNIFICANT ARCHAEOLOGICAL RESOURCES ON THE SITE ACCORDING TO CLARK COUNTY GIS INFORMATION. NO WELLS OR SEPTIC TANKS ARE KNOWN TO EXIST ON OR WITHIN 100 FEET OF THE SITE. 8. C−TRAN ROUTE #'S 19, 37, AND 78 HAVE BUS STOPS ALONG NE HIGHWAY 99 WITH THE NEAREST
- STOP APPROXIMATELY 100' SOUTH OF THE SITE.

 9. THE EXISTING SINGLE-STORY CONCRETE BLOCK BUILDING WILL REMAIN, AREA: 2,164 SF. BUILDING USE:
- COMMERCIAL (RESTAURANT).
- COMMERCIAL (RESTAURANT).

 10. THERE ARE NO ROADS WITHIN 500' PROVIDING ACCESS TO THE SITE THAT ARE IN EXCESS OF 15%.

 11. THE PROPOSED SURFACE MATERIAL OF THE SITE PARKING AREA IS ASPHALT.

 12. RAISED MEDIAN CURB TO BE INSTALLED TO ALLOW ONLY RIGHT IN/ RIGHT OUT TURNING MOVEMENTS FROM THE HIGHMAY 99 DRIVEWAY. CURB TO BE INSTALLED FROM TRAFFIC SIGNAL AT NE BBIH STREET SOUTH ALONG EXISTING STRIPING TO APPROXIMATELY 25' SOUTH OF THE SITE.

 13. EXISTING ZONE DESIGNATION IS GENERAL COMMERCIAL (GC).

 14. AN EASEMENT SHALL BE GRANTED OVER THE THREE LOTS GRANTING ACCESS FOR THE BENEFIT OF ALL

SHALL MEET MINIMUM CODE REQUIREMENTS.

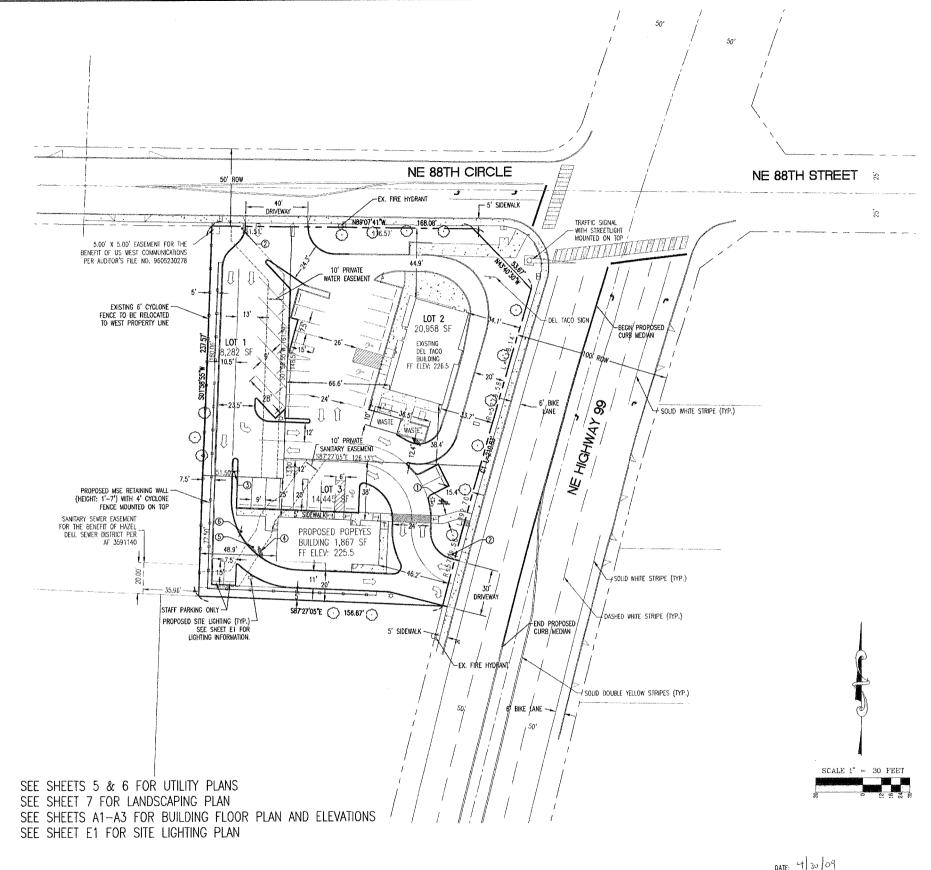
- THREE LOTS.

 LOT I SHALL CONTAIN A PUBLIC STORMWATER ACCESS AND INSPECTION EASEMENT TO CLARK COUNTY.
- 16. LOT 1 SHALL CONTAIN A SHARED PARKING AGREEMENT FOR THE BENEFIT OF LOTS 2 AND 3.
- LOT 3 SHALL CONTAIN A PRIVATE SANITARY EASEMENT FOR THE BENEFIT OF LOT 2.
- LOT 1 SHALL CONTAIN A PRIVATE WATER EASEMENT FOR THE BENEFIT OF LOT 3.

 PROPOSED TRASH ENCLOSURE CONSTRUCTION SHALL MATCH EXISTING TRASH ENCLOSURE DESIGN AND

C1 5779.58' 2'05'24" 210.83' S15'38'17"W 210.82'

CURVE RADIUS DELTA LENGTH CHORD



PRELIMINARY SITE PLAN

ENGINEERING · PLANNING · SURVEYING LANDSCAPE ARCHITECTURE

LICENSED IN OR, WA, ID, & AK VANCOLIVER DEFICE

VANCOLIVER, WA 98682 PH: (360)-882-0419 FAX: (360)-882-0426

SHERWOOD, OREGON REDMOND, OREGON VANCOUVER, WASHINGTON

FORESTRY

P1-04 JMM DRAWING NO.: DESIGNED BY SMH AS NOTED CHECKED BY: EJAZ CHAUDHRY PREPARED FOR: 15002 NW 15TH AVENUE

VANCOUVER, WA 98685

FAX: 503-661-2620

HIGHWAY 99 POPEYES RESTAURANT WASHINGTOR **CLARK COUNTY**

JOB NUMBER 21443 MOI SHEET 4 OF 7